118.0	0005	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,300 /	768,300
					USE VALUE:	768,300 /	768,300
					ASSESSED:	768,300 /	768,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOLESKY DAVID
Owner 2:	GLADMAN AMELIA SYDNEY
Owner 3:	
Street 1:	42 HANCOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCLELLAND SCOTT A & -
Owner 2:	MCLELLAND SAMANTHA B -
Street 1:	42 HANCOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,026 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1918 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6026.000	347,800		420,500	768,300
Total Card	0.138	347,800		420,500	768,300
Total Parcel	0.138	347,800		420,500	768,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.66 | /Parcel: 400.6

Legal Description

User Acct

76410

GIS Ref

GIS Ref

Insp Date

10/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 118.0-0005-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	347,800	0	6,026.	420,500	768,300	768,300	Year End Roll	12/18/2019
2019	101	FV	286,800	0	6,026.	414,500	701,300	701,300	Year End Roll	1/3/2019
2018	101	FV	287,900	0	6,026.	318,400	606,300	606,300	Year End Roll	12/20/2017
2017	101	FV	287,900	0	6,026.	300,400	588,300	588,300	Year End Roll	1/3/2017
2016	101	FV	266,300	0	6,026.	276,400	542,700	542,700	Year End	1/4/2016
2015	101	FV	250,300	0	6,026.	258,300	508,600	508,600	Year End Roll	12/11/2014
2014	101	FV	227,500	0	6,026.	237,900	465,400	465,400	Year End Roll	12/16/2013
2013	101	FV	227,500	0	6,026.	237,900	465,400	465,400		12/13/2012

!9198!

PRINT

Date	Time
12/10/20	23:42:16

LAST REV

Date	Time
07/16/20	11:00:00

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9198

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLELLAND SCOTT	74681-231	1	5/15/2020		847,500	No	No		
DANIELS DOUGLAS	63995-575		7/30/2014		615,500	No	No		
RYAN STANLEY F	53388-354		8/14/2009		469,000	No	No		
	12497-178		8/9/1973		33,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2017	1639	Wood Dec	13,000	C				
8/11/2016	2016	Redo Kit	49,620	O				
7/13/2012	882	Wood Dec	17,495					REPLACE DECK WITH
9/8/1994	469		6,000					REMODEL BSMT
4/21/1992	142		1,500					12 X12 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
10/4/2018	Meas/Inspect	CC	Chris C
5/14/2015	SQ Returned	MM	Mary M
3/3/2009	Meas/Inspect	372	PATRIOT
2/15/2000	Measured	270	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76410
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6026		Sq. Ft.	Site		0	70.	1.00	6									420,546						420,500	

Total AC/HA:	0.13834	Total SF/SM:	6026	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,546	Spl Credit		Total:	420,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	123750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427318
Depreciation:	79481
Depreciated Total:	347837

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

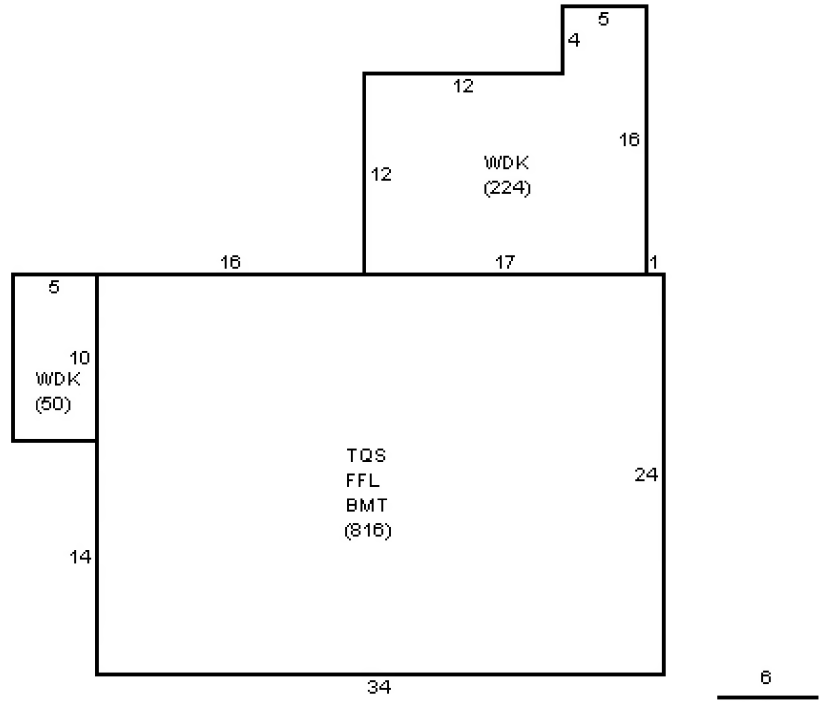
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.91
Special Features:	0	Val/Su Net:	138.13
Final Total:	347800	Val/Su SzAd	243.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	73.140	59,679
FFL	First Floor	816	141.740	115,656
TQS	3/4 Story	612	141.740	86,742
WDK	Deck	274	9.650	2,644

Net Sketched Area:	2,518			Total:	264,721
Size Ad	1428	Gross Are	2722	FinArea	1918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0005-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	